



RECEIVED
LAND DEVELOPMENT COUNTER

NOV 20 2009

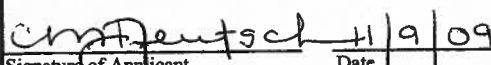
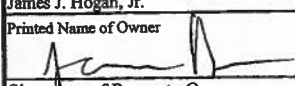
**LOUDOUN COUNTY
LAND DEVELOPMENT APPLICATION**

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

- (1) This application form must be filled out in its entirety.
(2) An incomplete application form will result in rejection of the application prior to checklist review.
(3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
(4) Do not write in shaded areas.
(5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION		Application Number Assigned	
1972 Zoning Ordinance		Fee Amount Paid	
1993 Zoning Ordinance		Receipt Number	
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Date of Original Acceptance	
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)			
Total Number of Cross-Sections (FPAL Type II & FPST)			
Project Name: Loudoun Youth Soccer Association Lighting Special Exception		Subdivision Name (if different from project name): Sycolin Subdivision Section: Lot Numbers:	
Description of Proposed Project: To permit lighting at a permitted rural recreational establishment, outdoor, that does not meet the standards of Section 5-1504 (A)			
Number and Types of Proposed Lots:		PROPOSED RESIDENTIAL UNITS (This section is to be completed for <u>all</u> residential applications):	
Residential	_____	Total Units	Quantity Affordable
Non-Residential	_____	Detached	Quantity Elderly
Conservancy	_____	Semi-Detached	
Open Space	_____	Townhouse	
Other (specify type)	_____	Multi-family	
		Other (specify)	
Total Lots	N/A	Total	N/A
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE (This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type(s) in the appropriate category and the total applications square footage for the category):			
Category	Description of Use	Square Footage	
Ag-Residential			
Sales & Service			
Office			
Industrial			
Gov't, Utilities & Public Service			
Recreation & Special Interests			
Transportation & Communications			
Education & Training			
Other (specify)			
Total Square Footage		N/A	
PROPERTY LOCATION			
Property Address: 19798 Sycolin Road Leesburg, VA 20175	Property Location: On the east side of Sycolin Road, east of the Town of Leesburg Airport and south of the Loudoun County Park and Ride Lot	Adjacent Roads Sycolin Road	
ELECTION DISTRICT(s):	Catoctin		
PROPERTY TAX MAP, AREA AND ZONING INFORMATION			
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status Existing Proposed
192-36-5833	JLMA-20	11.88	X

SURROUNDING LAND USES AND ZONING			
<i>List all surrounding land uses and zoning districts adjacent to the property, including those across roads.</i>			
LAND USE		ZONING	
NORTH	Parking	JLMA-20	
SOUTH	Residential and Recreation	JLMA-20	
EAST	Recreation	JLMA-20	
WEST	Residential and Airport	R-1 (Town of Leesburg)	
APPLICANT(S)			
Company Name	Loudoun Youth Soccer Association, Inc.	Company Name	
Name of Person & Title	Caroline M. Deutsch, Field Administrator	Name of Person & Title	
Mailing Address	302-B Industrial Court	Mailing Address	
City, State, Zip Code	Leesburg, VA 20175	City, State, Zip Code	
Daytime Telephone	(571) 225-3921	Daytime Telephone	
E-mail Address	caroline@loudounsoccer.com	E-mail Address	
Correspondent?	Yes No <input checked="" type="checkbox"/> X	Correspondent?	Yes No
PROPERTY OWNER(S)			
Company Name		Company Name	
Name of Person & Title	James J. Hogan, Jr.	Name of Person & Title	
Mailing Address	34266 Snickersville Turnpike	Mailing Address	
City, State, Zip Code	Bluemont, VA 20135	City, State, Zip Code	
Daytime Telephone	(703) 793-3220	Daytime Telephone	
E-mail Address	hogan@hspdirect.com	E-mail Address	
Correspondent?	Yes No <input checked="" type="checkbox"/> X	Correspondent?	Yes No
REPRESENTATIVE(S)			
Company Name	Walsh, Colucci, Lubeley, Emrich & Walsh, PC	Company Name	
Name of Person & Title	Michael G. Romeo, AICP	Name of Person & Title	
Mailing Address	One East Market Street	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	(571) 209-5772	Daytime Telephone	
E-mail Address	mromeo@ldn.thelandlawyers.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> X No	Correspondent?	Yes No
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out and that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
Caroline M. Deutsch Printed Name of Applicant		_____ Printed Name of Applicant	
 Signature of Applicant		_____ Signature of Applicant	
Date 11/9/09		Date	
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
James J. Hogan, Jr. Printed Name of Owner		_____ Printed Name of Owner	
 Signature of Property Owner		_____ Signature of Property Owner	
Date 11-9-09		Date	



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

December 18, 2009

Michael Romeo, AICP
Walsh, Colucci, Lubeley, Emrich & Walsh PC
One East Market Street
Leesburg, VA 20176

RE: SPEX 2009-0036
Loudoun Youth Soccer Association Lighting

Dear Michael:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing.

1. Real Estate Taxes for the second half of 2009 were due on December 7, 2009. Our records indicate that the taxes have not yet been paid. Please submit a statement from the Treasurer's office stating that the taxes have been paid or clarify the discrepancy.
2. Please revise the Statement of Justification to identify why the standards of Section 5-1504 cannot be met and clarify which parts of 5-1504 need to be modified. Also, a lighting study was suggested during the pre-application conference. It would be helpful if this study, complete with photometrics, was submitted prior to the application being accepted for review. Please advise on the status of the study. Also, revise sheet 2 of the plat to clarify the unit of light measurement shown on proposed ball fields or, if the numbers shown are not a light measurement, please identify what they mean.

After these issues are addressed, please submit 13 paper copies and email a PDF of the revised plat and submit 13 paper copies and email the WORD doc of the revised statement of justification. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703.777.0647 or by email at ginni.vanhorn@loudoun.gov.

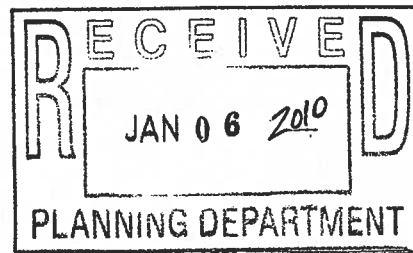
Sincerely,

Ginni Van Horn
Land Use Review Planner

cc: John Merrithew, Assistant Director, Department of Planning



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**



LETTER OF TRANSMITTAL

TO: Ginni Van Horn, Land Use Review Planner
FROM: Michael G. Romeo, Land Use Planner
DATE: January 6, 2010
REGARDING: SPEX 2009-0036 Loudoun Youth Soccer Association Lighting

We transmit the attached:

- ☐ Originals
- ☒ Copies
- ☒ Plans
- ☐ Documents
- ☐ Other (described below)

Description: 1 copy of the property tax receipt
1 copy of the Musco illumination and control system summaries
13 copies of the updated SPEX Plat

Transmitted via:

- ☐ mail
- ☒ hand delivery
- ☐ scheduled express
- ☐ federal express

Action requested:

- ☒ your approval
- ☒ your review/comments
- ☐ your submission
- ☐ your file/use
- ☐ your distribution
- ☐ other

Remarks: Please feel free to contact me if you have any questions or comments.

PHONE 703 737 3633 • FAX 703 737 3632 • WWW.THELANDLAWYERS.COM
1 E. MARKET STREET, THIRD FLOOR • LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Romeo, Mike

From: Jamie Hogan [hogan@hspdirect.com]
Sent: Wednesday, December 23, 2009 12:11 PM
To: Romeo, Mike
Cc: Tina Green
Subject: FW: Payment Receipt Notification eCredit

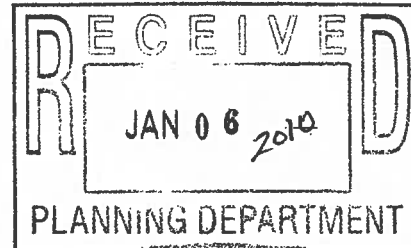
Mike,

Here is the receipt for our property taxes.

Jamie

-----Original Message-----

From: DEPT-TREAS-ECREDITCARD@loudoun.gov
[mailto:DEPT-TREAS-ECREDITCARD@loudoun.gov]
Sent: Wednesday, December 23, 2009 12:15 PM
To: Jamie Hogan
Subject: Payment Receipt Notification eCredit



OFFICE OF THE TREASURER - LOUDOUN COUNTY, VIRGINIA

Tax eCredit Online Payment Form

We have received your online payment information.

Confirmation number: 034300

Transaction ID Number: 474837

Account: /60/////////16/ Amount: 4,868.94

Tax Total: \$4,868.94

Convenience Fee: 126.11

If you were attempting to purchase a decal, it will be mailed and can take 2-3 weeks to be received. If you do not receive the decal within 30 days of submitting your payment, contact our office immediately to expedite the process of obtaining a replacement decal. All taxes must be paid in full before any decal will be issued.

Should you have any questions, please e-mail ecreditcard@loudoun.gov or call our office at (703) 777-0280.

Thank you for paying online,

H. Roger Zurn, Jr.
Treasurer of Loudoun County



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Michael G. Romeo, AICP
Land Use Planner
(571) 209-5772
mromeo@ldn.thelandlawyers.com

November 20, 2009

Via Hand Delivery

Loudoun County Department of Building and Development
Land Development Records Counter
1 Harrison Street, S.E., 2nd Floor
Leesburg, Virginia 20177

RECEIVED
LAND DEVELOPMENT COUNTER

NOV 20 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

Re: Loudoun Youth Soccer Association, Inc.: Special Exception to permit lighting at a permitted rural recreation establishment, outdoor, that does not meet the standards of Section 5-1504 (A) of the Revised 1993 Zoning Ordinance; Tax Map 60, Parcel 16 (MCPI # 192-36-5833)

Please find enclosed the following materials regarding the above referenced Special Exception application:

1. One original application fee check for \$460.00, payable to the County of Loudoun (see fee waiver approval action item);
2. One copy of the fee waiver approval action item, dated September 28, 2009;
3. One original Special Exception Checklist with appropriate signatures;
4. One original Land Development Application Form with appropriate signatures;
5. One copy of the Certificates of Payment of Taxes (includes Land Use Certificate information);
6. One original executed Disclosure of Real Parties In Interest Form;
7. One copy of the Pre-application Conference Form, dated July 28, 2009;
8. One copy of the Statement of Justification, with responses to the Issues for Consideration, contained in Section 6-1310 of the Revised 1993 Zoning Ordinance;
9. One copy of the Checklist Waiver Letter, dated September 15, 2009;

10. One copy of the Sycolin Road Soccer Fields Traffic Statement, prepared by Wells + Associates, Inc., dated November 16, 2009;
11. Two copies of the Special Exception Plat, prepared by Bohler Engineering, dated November 16, 2009;
12. One copy of the proposed schedule for community meetings; and
13. Two sets of mailing/address labels of all adjacent property owners and nearby associations.

Please feel free to contact me if you have any questions or comments.

Sincerely,

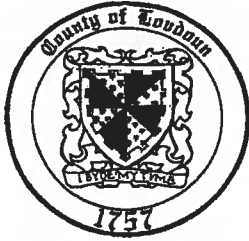
WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Michael G. Romeo, AICP
Land Use Planner

Enclosures, as stated

cc: Caroline Deutsch, Loudoun Youth Soccer Association, Inc.
Jamie Hogan
David Logan, Bohler Engineering
Kevin Sitzman, Wells + Associates, LLC
J. Randall Minchew, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 15, 2009

Michael G. Romeo, AICP
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
One East Market Street
3rd Floor
Leesburg, Virginia 20176

RE: Checklist Waiver for PIN #192-36-5833 – Loudoun Youth Soccer Association, Inc.

Dear Michael:

I have reviewed your letter dated September 4, 2009 requesting a waiver of several checklist items. The Director agrees to waive items G, Building Design, K.5., Phase I archeological survey, and K.12., the vegetation inventory prior to official acceptance. A rural recreation establishment, outdoor use is permitted by right and the need for the special exception is solely to request a modification of Section 5-1504 (A) Lighting and Glare Standards. The waiver of these items is granted at this time with the understanding that no additional land disturbance will occur over and above the disturbance in establishing the by-right use.

The Traffic Study cannot be waived. Please contact George Phillips, Senior Transportation Planner, in the Office of Transportation Services at george.phillips@loudoun.gov to discuss this matter.

Please include this letter with your application submittal. As always, this waiver does not preclude staff from requesting such information during the review process if it is deemed necessary.

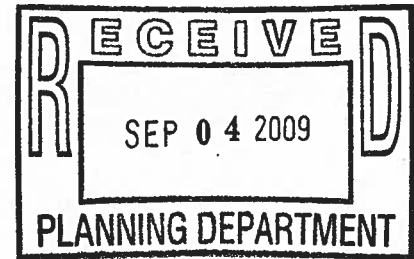
Sincerely,

Ginni Van Horn
Land Use Review Planner

cc: John Merrithew, Assistant Director, Department of Planning



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC



LETTER OF TRANSMITTAL

TO: John Merrithew, Chief, Land Use Review Division
FROM: Michael G. Romeo, Land Use Planner
DATE: September 4, 2009
REGARDING: Sycolin Road Lighting Special Exception Checklist Waiver Request

We transmit the attached:

- ☒ Originals
- ☐ Copies
- ☐ Plans
- ☐ Documents
- ☐ Other (described below)

Description: 1 Original Checklist Waiver Request
1 LDA Fee Waiver Request

Transmitted via:

- ☐ mail ☒ hand delivery ☐ scheduled express ☐ federal express

Action requested:

- ☒ your approval
- ☒ your review/comments
- ☐ your submission
- ☐ your file/use
- ☐ your distribution
- ☐ other


Remarks: A copy of the LDA fee waiver request that is being submitted to County Administration is enclosed for your convenience. Please feel free to contact me if you have any questions or comments.

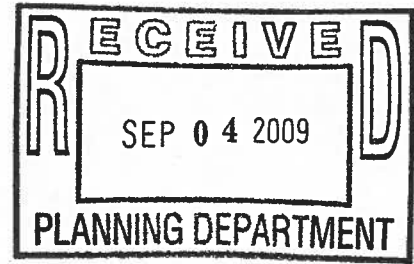
PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Michael G. Romeo, AICP
Land Use Planner
(571) 209-5772
mromeo@ldn.thelandlawyers.com


WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC



September 4, 2009

Via Hand Delivery and Email

John Merrithew, AICP
Chief, Land Use Review Division
Loudoun County Department of Planning
1 Harrison Street, SE, Third Floor
Leesburg, VA 20177

Re: Special Exception Checklist Waiver Request: MCPI # 192-36-5833

Dear John:

I am requesting an official waiver of certain special exception ("SPEX") application checklist items for a proposed rural recreation establishment, outdoor use that will include lighting that exceeds the lighting requirements of Section 5-1504 (A) of the Revised 1993 Loudoun County Zoning Ordinance. The rural recreation establishment, outdoor use is a permitted use in the Joint Land Management Area – 20 zoning district ("JLMA-20"). The proposed SPEX will be limited to the recreation establishment's lighting. There will be no additional development intensity beyond what is permitted in the JLMA-20 zoning district, therefore, the applicant requests that the following SPEX checklist items be waived as they do not apply to this SPEX application:

- G. Building Design;
- K.5. Archaeological or historical features included in the State or National Register of Historic Places;
- K.12. The location and general description of vegetation and existing tree cover; and
- L. Traffic Study.

Please feel free to contact me if you have any questions or comments.

Sincerely,
WALSH, COLUCCI, LUBELEY, EMRICH
& WALSH, P.C.



Michael G. Romeo, AICP
Land Use Planner

cc: Jamie Hogan
Cora McManis, Loudoun Soccer
Dave Logan, P.E., Bohler Engineering

**LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION
REQUEST FOR FEE WAIVER**

This form should be completed and submitted to County Administration for transmittal to the Board of Supervisors' Land Use Committee. You will be notified in advance of the date and time of the meeting at which this request will be considered. Please submit to:

Linda A. Neri, Deputy County Administrator
County Administration, 1 Harrison Street, S.E., P. O. Box 7000, Leesburg, VA 20177
703-777-0200

Name of Organization Loudoun Soccer (Loudoun Youth Soccer Association, Inc.)

Address: 302-B Industrial Ct.

Contact Person: Cora McManis

Leesburg, VA 20175

Phone: 703-474-3002

Fax: 571-766-2149

Date of Fee Waiver Request: September 4, 2009

Signature of Contact Person: _____

C. McManis

Field Opportunity Coordinator
(Title)

Type of Land Use Application: Special Exception

Date of Submission of Application: TBD

Fee: \$10,805.00

Requested Waiver:

Full ☐

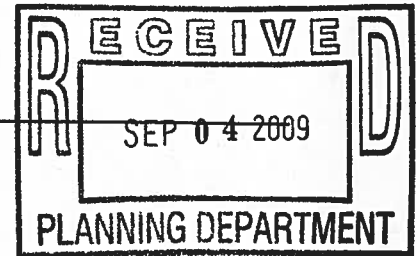
or Partial ☒

If Partial, please indicate on this line the amount you wish to have waived (subtracted) from the full fee:

\$ 10,345.00

Purpose of Application:

To permit lighting of a rural recreation establishment that does not meet the standards of Section 5-1504 (A) of the Revised 1993 Loudoun County Zoning Ordinance.



The Loudoun County Land Development Application Fee Waiver Policy is attached. This policy identifies the organizations which are eligible to apply for a land development fee waiver, and defines the circumstances in which a request for a fee waiver may be granted. Fee waivers may be granted to eligible organizations for facilities to serve the public when the applicant can demonstrate hardship, or for replacement of facilities serving the public which have been lost as a result of disaster and when the loss is not reimbursable from a third party.

**THE FOLLOWING ADDITIONAL INFORMATION IS REQUIRED IN ORDER TO PROCESS
YOUR REQUEST FOR A WAIVER OF LAND DEVELOPMENT APPLICATION FEES:**

1. What is the mission of your organization and/or its basic purpose?

Loudoun Soccer is dedicated to provide a soccer program for ALL Loudoun County youth aged 3 to 18; regardless of gender, social and economic background or ability/disability. Our mission is to provide a safe and fun environment that teaches fair play and good sportsmanship, and to offer the best opportunities for soccer development for all ages.

2. What specific public good will the proposed facility provide to Loudoun County residents?

Lighted fields will extend the usable hours of recreational space available for county youth. This will have a direct impact on the conditions of deteriorating athletic fields. In addition, more hours gained through lighted fields will enable the youth organizations to continue to accept new registrants. Loudoun Soccer would like to keep up with the growing population and avoid capping our youth sports programs, especially at a time when childhood obesity is on the rise.

3. Describe the qualifying circumstances for this fee waiver request (i.e., hardship or replacement of facilities serving the public which have been lost as a result of disaster and when the loss is not reimbursable from a third party). If more space is needed, please continue on a separate sheet of paper.

There is a dramatic shortage of fields in the county, causing existing fields to be over used, and resulting in increased maintenance costs. These lighted fields will assist in alleviating this problem. The imposition of a \$10,805 application fee would hinder Loudoun Soccer's ability to fulfill it's mission of providing sports program opportunities for all of the county's interested youth population.

4. Have land development application fees previously been waived for this organization?

No.

5. What other contributions have you received for this project?

None to date. Loudoun Soccer will be applying for US Soccer Foundation grants and soliciting donations from the community.

6. Please attach a copy of the documentation of your organization's IRS status (501.C.3 or other).**Attachments:**

Loudoun Youth Soccer Association IRS Status

Loudoun County Land Development Application Fee Waiver Policy

Virginia Code Sections 15.2-953 and 15.2-820

Internal Revenue Service**Date:** December 11, 2004**LOUDOUN YOUTH SOCCER ASSOCIATION**
PO BOX 1358
LEESBURG VA 20177**Department of the Treasury**
P. O. Box 2508
Cincinnati, OH 45201**Person to Contact:**
Cassandra Jackson 31-07417
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
54-1076172**Dear Sir or Madam:**

This letter is in response to our receiving your request to change the address of your organization to what is reflected in the heading above and on our records.

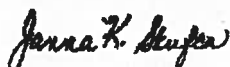
In July 1979 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

**LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION
FEE WAIVER POLICY
Adopted July 10, 2000**

The Loudoun County Board of Supervisors affirms its Blanket Fee Waiver Policy for Land Development Applications initiated by the County Government, the Loudoun County School System, the incorporated Towns, the Loudoun County Sanitation Authority, and the Fire and Rescue Companies. Waivers may also be granted upon written request from applicants meeting the criteria set forth in Sections 15.2-953 and 15.2-820 of the Code of Virginia, which defines the groups which may receive gifts or donations from a locality in the Commonwealth as described below, for facilities to serve the public when the applicant can demonstrate hardship, or for replacement of facilities serving the public which have been lost as a result of disaster and when the loss is not reimbursable from a third party. As set forth in the Loudoun County Zoning Ordinance, no fee will be charged to any applicant for downzoning to A-10 and A-25. No approvals will be given to requests that fees be based on recorded time and expenses for processing individual applications.

Eligible Groups:

Any charitable institution or association, located within their respective limits or outside their limits if such institution or association provides services to residents of the locality;...not controlled in whole or in part by any church or sectarian society;

Any charitable institution or nonprofit or other organization, providing housing for persons sixty years of age or older, or operating a hospital or nursing home;

Any organization furnishing voluntary fire-fighting services;

Any non-profit lifesaving crew or lifesaving organization or rescue squad;

* Non-profit recreational associations or organizations...not controlled in whole or in part by any church or sectarian society;

Chambers of Commerce which are non-profit and non-sectarian;

Industrial Development Authorities

Public and private nonprofit organizations engaged in commemorating historical events;

A state college or university which provides services to such locality's residents;

Any non-profit legal entity that is not controlled in whole or in part by any church, sectarian society or group that has exclusionary membership practices or rules, that owns recreational facilities in the county, such as swimming pools, tennis courts, etc....

VA Code § 15.2-953, Donations to charitable institutions and associations, volunteer and nonprofit organizations, chambers of commerce, etc.

*9209 Va. Code § 15.2-953

**CODE OF VIRGINIA
TITLE 15.2. COUNTIES, CITIES
AND TOWNS
SUBTITLE II. POWERS OF LOCAL
GOVERNMENT
CHAPTER 9. GENERAL POWERS
OF LOCAL GOVERNMENTS
ARTICLE 5. ADDITIONAL
POWERS**

Current through the 1999 Regular Session

§ 15.2-953. Donations to charitable institutions and associations, volunteer and nonprofit organizations, chambers of commerce, etc.

A. Any locality may make appropriations of public funds, of personal property or of any real estate to the Virginia Indigent Health Care Trust Fund and to any charitable institution or association, located within their respective limits or outside their limits if such institution or association provides services to residents of the locality; however, such institution or association shall not be controlled in whole or in part by any church or sectarian society. The words "sectarian society" shall not be construed to mean a nondenominational Young Men's Christian Association, a nondenominational Young Women's Christian Association or the Salvation Army. Nothing in this section shall be construed to prohibit any county or city from making contracts with any sectarian institution for the care of indigent, sick or injured persons.

B. Any locality may make gifts and donations of property, real or personal, or money, to (i) any charitable institution or nonprofit or other organization, providing housing for persons sixty years of age or older, or operating a hospital or nursing home, (ii) any association or other organization furnishing voluntary fire-fighting services, (iii) any nonprofit lifesaving

crew or lifesaving organization, or rescue squad, within or outside the boundaries of the locality, or (iv) nonprofit recreational associations or organizations; provided the nonprofit recreational association or organization is not controlled in whole or in part by any church or sectarian society. Donations of property or money to any such charitable, nonprofit or other hospital or nursing home, institution or organization or nonprofit recreational associations or organizations may be made for construction purposes, for operating expenses, or both.

A locality may make like gifts and donations to chambers of commerce which are nonprofit and nonsectarian.

A locality may make like gifts, donations and appropriations of money to industrial development authorities for the purposes of promoting economic development.

*9210 A locality may make like gifts and donations to any and all public and private nonprofit organizations and agencies engaged in commemorating historical events.

A locality may make monetary gifts, donations and appropriations of money to a state college or university which provides services to such locality's residents.

C. Any locality may by ordinance provide for payment to any volunteer rescue squad that meets the required minimum standards for such volunteer rescue squads set forth in the ordinance, a sum for each rescue call the volunteer rescue squad makes for an automobile accident in which a person has been injured on any of the highways or streets in the locality.

D. Nothing in this section shall be construed to obligate any locality to appropriate funds to any entity. Such charitable contribution shall be voluntary.

Added by Acts 1997, c. 587, effective December 1, 1997.

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VA Code § 15.2-820, Donations to legal entities owning recreational facilities

*9093 Va. Code § 15.2-820

owning recreational facilities

**CODE OF VIRGINIA
TITLE 15.2. COUNTIES, CITIES
AND TOWNS
SUBTITLE I. GENERAL
PROVISIONS; CHARTERS;
OTHER FORMS AND
ORGANIZATION OF COUNTIES
CHAPTER 8. URBAN COUNTY
EXECUTIVE FORM OF
GOVERNMENT
ARTICLE 1. GENERAL
PROVISIONS**

Current through the 1999 Regular Session

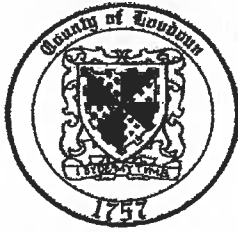
§ 15.2-820. Donations to legal entities

A county is authorized to make annual appropriations of public funds to any nonprofit legal entity that is not controlled in whole or in part by any church, sectarian society or group that has exclusionary membership practices or rules that owns recreational facilities in the county such as, but not limited to, swimming pools, tennis courts, etc., in an amount not to exceed the amount of real estate taxes that is owed on the recreational facilities owned by the legal entity receiving the appropriations.

The provisions of § 15.2-953 are not affected by this section.

Added by Acts 1997, c. 587, effective December 1, 1997.

Search this disc for cases citing this section.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 15, 2009

Michael G. Romeo, AICP
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
One East Market Street
3rd Floor
Leesburg, Virginia 20176

RE: Checklist Waiver for PIN #192-36-5833 – Loudoun Youth Soccer Association, Inc.

Dear Michael:

I have reviewed your letter dated September 4, 2009 requesting a waiver of several checklist items. The Director agrees to waive items G, Building Design, K.5., Phase I archeological survey, and K.12., the vegetation inventory prior to official acceptance. A rural recreation establishment, outdoor use is permitted by right and the need for the special exception is solely to request a modification of Section 5-1504 (A) Lighting and Glare Standards. The waiver of these items is granted at this time with the understanding that no additional land disturbance will occur over and above the disturbance in establishing the by-right use.

The Traffic Study cannot be waived. Please contact George Phillips, Senior Transportation Planner, in the Office of Transportation Services at george.phillips@loudoun.gov to discuss this matter.

Please include this letter with your application submittal. As always, this waiver does not preclude staff from requesting such information during the review process if it is deemed necessary.

Sincerely,

Ginni Van Horn
Land Use Review Planner

RECEIVED
LAND DEVELOPMENT COUNTER

NOV 20 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

cc: John Merrithew, Assistant Director, Department of Planning

SPEX
SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1303(A):

Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director r

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted March 2, 2009.

Approval of use with no land disturbance	\$5,955.00
Approval of use with 1-10,000 SF, no environmentally sensitive areas	\$6,570.00
Approval of use with disturbance > 10,000 SF or environmentally sensitive areas	\$15,750.00
Zoning Ordinance modifications specified to be processed as special exceptions	\$10,805.00

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

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BUILDING & DEVELOPMENT

Fees revised March 2, 2009
Revised March 2001

MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION APPLICATION

Application No. SPEX 2009- _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Sycolin Road Lighting Special Exception

Proposed Use: To permit lighting that does not meet the standards of Section 5-1504 (A)

Project Location: On the east side of Sycolin Road, east of the Town of Leesburg Airport, south of the Loudoun County Park and Ride Lot, and west and north of Bolen Park

Tax Map #(s): Tax Map 60, Parcel 16

Parcel #(s): 192-36-5833

Parcel Owner(s): Hogan, James Jr. & M. Schenk & D. Paul

Telephone No.: (703) 793-3220

Applicant/Authorized Agent: Loudoun Youth Soccer Assoc., Inc.

Telephone No.: (571) 225-3921

Engineer/Surveyor: Bohler Engineering

Telephone No.: (703) 709-9500

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C./

Telephone No.: (703) 737-3633

Signature of Person Completing Checklist: *Justin Rowe*

Date: 11/20/09

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____

Date Reviewed: _____

Reviewed by: _____

Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

Checklist Waiver: Items G, Building Design; K.5., Phase I Archeological Survey; and K.12., Vegetation Inventory have been waived by the Director per the September 15, 2009 Checklist Waiver Letter

Fee Waiver: Approved by the Transportation and Land Use Committee on September 28, 2009

B. <u>LAND DEVELOPMENT APPLICATION FORM</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s).	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financial services.)</i>	X		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	X		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	\$460, per waiver		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.	Waived		
H. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map ¹ . Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area.	X		
3. For adjacent property within 200 feet, including property across the road from project, include the following:	X		
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² .	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

K. SPECIAL EXCEPTION PLAT. Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.	X		
5. Archaeological or historical features included in the State or National Register of Historic Places.	Waived		
a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished.			
b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	Waived		
6. a. Show location and area footprint, height or proposed use and identify use. Dimensions must be drawn to scale.	X		
b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	X		
7. The proposed location, lighting and type of sign.	X		
8. Adjacent property information including property across the road from project:			
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Existing and proposed abutting roads and their right-of-way widths. ¹	X		
d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹	X		
e. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹			
a. Existing and proposed access points to existing state road system including roadway entrance widths.	X		
b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	X		
11. Include parking/loading areas.	X		
12. The location and general description of vegetation and existing tree cover including:			
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora;	Waived		
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and	Waived		
c. Endangered species habitat.	Waived		
d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	Waived		
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.	X		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun	X		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²	X		
18. If requested by the Planning Director the applicant shall provide:			
a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.			X
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.			X
<i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the Subject Property.	X		
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	A Traffic Statement is being submitted per the scoping meeting with George Phillips		
1. Study area.			X
2. Traffic count locations.			X
3. Trip generation.			X
4. Traffic volume projections.			X
5. Level of service analysis.			X
6. Minimum roadway/intersection level of service standards.			X
7. Background traffic assumptions.			X
8. Traffic/trip distribution.			X
9. Level of service calculation assumptions.			X
10. Mode choice.			X
11. Safety locations.			X
12. Traffic mitigation measures.			X

M. **COMMUNITY MEETINGS.** The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.

N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.

O. **CERTIFICATION OF APPLICATION SUBMISSION** I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE

Michael D. Reo

DATE 11/20/09

Application: Accepted Rejected

Checklist Reviewer

Date

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Real Estate Tax - 2009

[New Map](#)[Map It](#)[Recent Sales](#)

Owner and Legal - Residential

[Pay Taxes](#)[Assessment](#)

PIN: 192-36-5833-000	Tax Map: /60/////////16/
Current Owner Name& Address: HOGAN JAMES JR & M SCHENK & D PAUL 19798 SYCOLIN RD LEESBURG VA 20175-4622	Jan 1 Owner Name& Address: R R R PROPERTIES LC % BLAKE LANDSCAPES INC 2175 STAGE COACH RD NATHALIE VA 24577
Legal Description: SYCOLIN 1399--780	Acreage: 11.88 Land Use: No
Annual Taxable Assessment: \$705,200	

District: Regular	Supplement:		Tax Rate: 1.245 per \$100 assessed value		
1st Half	Original Due Date: 6/5/2009		Date Levied: 4/8/2009		
Taxable Assessment: \$352,600	Waiver Date:		Date Last Paid: 6/1/2009		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$4,389.87				\$4,389.87
Paid:	\$4,389.87	\$0.00	\$0.00	\$0.00	\$4,389.87
Refunded:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

District: Regular	Supplement:		Tax Rate: 1.245 per \$100 assessed value		
2nd Half	Original Due Date: 12/7/2009		Date Levied: 4/8/2009		
Taxable Assessment: \$352,600	Waiver Date:		Date Last Paid:		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$4,389.87				\$4,389.87
Paid:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due:	\$4,389.87	\$438.99	\$40.08	\$0.00	\$4,868.94

Date of Query: 12/18/2009

Loudoun County Real Estate Tax, Assessment & Parcel Database

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Owner and Legal - Residential[Map It](#) [Recent Sales](#) [Tax History](#)

PIN: 192-36-5833-000 Tax Map Number: /60/////////16/ Year: 2009	Property Address 19798 SYCOLIN RD LEESBURG VA 20175
Current Owner Name/Address HOGAN, JAMES JR & M SCHENK & D PAUL 19798 SYCOLIN RD LEESBURG VA20175	Current Description SYCOLIN 200908120055275 Acreage: 11.88
Land Book Owner As of Jan 1, 2009 R R R PROPERTIES LC c/o BLAKE LANDSCAPES INC 2175 STAGE COACH RD NATHALIE VA 24577	Land Book Description SYCOLIN 1399--780 Acreage: 11.88

Sales Information/Group# 016

Recordation Date: 8/12/2009 Sale Price: \$1,250,000 Most recent Instrument ID: 200908120055275 Deed Year: 2009

Total Parcel Assessment Information

As of Jan 1st: Land: \$517,000 Improvement: \$188,200 Fair Market Total: \$705,200 Land Use: \$0
--

Miscellaneous

State Use Classification: SUBURBAN SINGLE FAM Billing District: CATCTN DST Election District: CATOCTIN Affordable Dwelling Unit: NO	Agricultural District: N/A County Historic District: Tax District: Tax Code: TAXABLE
--	---

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BUILDING & DEVELOPMENT

Structure Information As Of Current Date

Structure Information #1

Assessment: \$188,200 Year Built: 1977 Total Living Area: 1,456 Occupancy Code: SINGLE FAM	Address: 19798 SYCOLIN RD LEESBURG VA 20175
Primary Area Construction: BRICK VENEER Stories: 1.0 Attic: NO Basement: YES Area Square Feet: 1456 Total Rooms: 8 Total Bedrooms: 0	Structure Feature Garage Misc Improv Structure Type MISC BUILDING Area Sq Ft 672 1225
Basement Total Basement: 1456 Finished Basement: 0 Basement Entrance: NO	Bath Count 1/2 Bath: 0 Full Bath: 2
Heating Heat Type: BASEBOARD Air Conditioning: NO Fuel Type: ELECTRIC	Fireplaces House Openings: 2 Basement Openings: Chimneys: 1 Woodstoves:

Date of Query: 11/20/2009

Loudoun County Real Estate Tax, Assessment & Parcel Database**Home | Search By | Contact Us****Tax History - Residential**
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Jan 1 2009 Owner: R R R PROPERTIES LC
 Current Owner: HOGAN JAMES JR & M SCHENK & D PAUL
 Tax Map Number: /60////////16/
 PIN: 192-36-5833-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
2009	Regular		\$705,200	1.245	\$8,779.74	Fully Paid	Unpaid
2008	Regular		\$767,500	1.14	\$8,749.50	Fully Paid	Fully Paid
2007	Regular		\$770,200	0.917	\$7,062.73	Fully Paid	Fully Paid
	Fire/EMS		\$770,200	0.043	\$331.19	Fully Paid	Fully Paid
2006	Regular		\$691,300	0.89	\$6,152.57	Fully Paid	Fully Paid
2005	Regular		\$571,500	1.04	\$5,943.60	Fully Paid	Fully Paid
2004	Regular		\$525,600	1.1075	\$5,821.02	Fully Paid	Fully Paid
2003	Regular		\$397,900	1.11	\$4,416.69	Fully Paid	Fully Paid
2002	Regular		\$375,900	1.05	\$3,946.95	Fully Paid	Fully Paid
2001	Regular		\$317,400	1.08	\$3,427.92	Fully Paid	Fully Paid
2000	Regular		\$267,500	1.08	\$2,889.00	Fully Paid	Fully Paid
1999	Regular		\$267,500	1.11	\$2,969.25	Fully Paid	Fully Paid
1998	Regular		\$148,500	1.11	\$1,648.35	Fully Paid	Fully Paid
1997	Regular		\$148,500	1.06	\$1,574.10	Fully Paid	Fully Paid
1996	Regular		\$148,500	1.03	\$1,529.55	Fully Paid	Fully Paid

1995	Regular		\$148,500	0.99	\$1,470.15	Fully Paid	Fully Paid
1994	Regular		\$148,500	1.02	\$1,514.70	Fully Paid	Fully Paid
1993	Regular		\$148,500	1	\$1,485.00	Fully Paid	Fully Paid
1992	Regular		\$653,400	0.96	\$6,272.64	Fully Paid	Fully Paid
1991	Regular		\$712,800	0.94	\$6,700.32	N/A	Fully Paid
1990	Regular		\$891,000	0.85	\$7,573.50	N/A	Fully Paid
1989	Regular		\$317,300	0.88	\$2,792.24	N/A	Fully Paid
1988	Regular		\$216,400	0.95	\$2,055.80	N/A	Fully Paid
1987	Regular		\$185,000	0.88	\$1,628.00	N/A	Fully Paid

I, Caroline M. Deutsch, Agent do hereby state that I am an

LAND DEVELOPMENT COUNTER

____ Applicant

NOV 20 2009

✓ Applicant's Authorized Agent listed in Section C.1. below

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
	Loudoun Youth Soccer Association	302-B Industrial Court Leesburg, VA 20175	Applicant/Contract Purchaser/Lessor
192-36-5833	James J. Hogan, Jr., Matthew Schenk, David Paul	19798 Sycolin Road Leesburg, VA 20175	Title Owner/Lessee
	Bohler VA, LLC	22630 Davis Drive, Suite 200 Sterling, Virginia 20164	Engineers/Agent
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	1 E. Market Street, 3 rd Floor Leesburg, VA 20176	Attorneys/Planners/ Agent
	M.J. Wells & Associates, Inc.	1420 Spring Hill Road, #600 McLean, VA 22102	Transportation Consultant/Agent
	ECS Mid-Atlantic, LLC	14026 Thunderbolt Place, # 100 Chantilly, Virginia 20151	Environmental Consultant/Agent
	Musco Sports Lighting LLC	7407-F Whitepine Road Richmond, VA 23237	Lighting Consultant/Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

**** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.**

Check if applicable:

____ There are additional Real Parties in Interest. See Attachment to Paragraph C-I.

LISTING OF INDIVIDUAL AGENTS

1. **Loudoun Youth Soccer Association**
Cora B. McManis
James G. Bonfils
Caroline M. Deutsch
Deborah A. Bicer
2. **James J. Hogan, Jr., Matthew Schenk, David Paul**
3. **Bohler VA, LLC**
David B. Logan
Keith G. Simpson
4. **M.J. Wells & Associates, Inc.**
Kevin D. Sitzman
5. **Walsh, Colucci, Lubeley, Emrich & Walsh, PC**
J. Randall Minchew, Esq.
William J. Keefe
Michael G. Romeo
Christine E. Gleckner
Andrew A. Painter
Kimberlee Welsh Cummings
6. **ECS Mid-Atlantic, LLC**
Avi M. Sareen
7. **Musco Sports Lighting LLC**
Joe Forche

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Loudoun Youth Soccer Association, 302-B Industrial Court, Leesburg, VA 20175

Description of Corporation:

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
A non-profit organization with no shareholders	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Debbie Bicer, President	Denise Kling, VP-Recreation
Robin Phillips, VP-Travel	Jim Bonfils, Treasurer
Miles Davis, Secretary/Dir of Communications	Tom Thomas, Director of Operations
Ali Zandi, Referee Director	Dan Cavanaugh, Referee Director

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Bohler VA, LLC, 22630 Davis Drive, Suite 200, Sterling, Virginia 20164

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Ludwig H. Bohler	Adam J. Volanth
Daniel M. Duke	Mark R. Joyce

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

ECS Mid-Atlantic, LLC, 14026 Thunderbolt Place, Suite 100, Chantilly, Virginia 20151

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Engineering Consulting Services, Ltd., Managing Member	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Engineering Consulting Services, Ltd., 14026 Thunderbolt Place, Suite 100, Chantilly, Virginia 20151

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Henry L. Lucas	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Musco Sports Lighting LLC, 12936 Grove Hill Road, #202-3, Midlothian, VA 23214

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Managers: Joe P. Crookham, Jeffrey A. Rogers, Myron K. Gordin, Christopher K. Hyland	Member: Musco Corporation

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C., 1 E. Market Street, 3rd Floor, Leesburg, Virginia 20176

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Robin L. Antonucci, Martin M. Barna,	Michael R. Pinkoske, Jr., Anne M. Randall,
Barbara J. Blackmore, Christopher L. Bowyer,	Lawrence E. Sefcik, Aaron M. Siddle,
Jennifer N. Carpenter, John F. Cavan,	Kevin D. Sitzman, Jorjean M. Stanton,
Maureen E. Ciciarelli, Winnie F. Dadzie,	Christopher Turnbull, Glenda D. Tyler,
Lorrie D'Amico-Branch, Sudeep Deshmukh,	James W. Watson, Martin J. Wells,
Ernest M. Eggleston, Kevin R. Fellin,	Joseph A. Winterer, Michael J. Workosky,
Melissa T. Hish, Admir Husadzinovic, Agan Husadzinovic, Majdeta Husadzinovic, William F. Johnson, Christopher L. Kabatt, Robert T. Kohler, Priyatham Konda, Maria C. Lashinger, Brian J. Leljedal, Jami L. Milanovich, Terence J. Miller, David A. Ohler, John P. Perez,	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

None

☐ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

☐ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. **ADDITIONAL INFORMATION**

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Caroline M. Deutsch

check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Caroline M. Deutsch, Agent

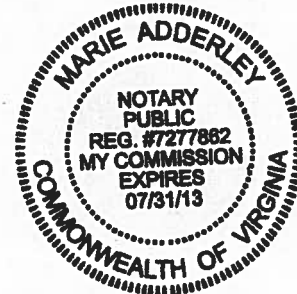
(Type or print first name, middle initial and last name and title of signee)

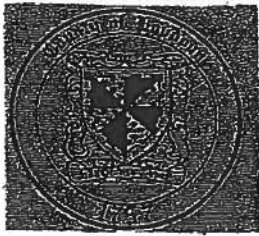
Subscribed and sworn before me this 9th day of November 2009, in the State/Commonwealth of Virginia, in the County/City of WOODBRUN.

M. Adderley

Notary Public

My Commission Expires: 7/31/13.





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0053	SPEX
DATE OF CONFERENCE	Jamie Hogan Lighting at permitted Rec Est.	7/28/09 2:00pm

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN COUNTY PLANNING DEPT.
BRIAN FISH	B+D - ZONING
Andrew Willingham	B+D - Zoning
Rodion IWANCZUK	Dept of Planning
Cindy Keegan	Community Planning
Jamie Hogan	Landowner
DAVID COHAN	BUTLER ENGINEERING
Michael Romeo	Walsh Colucci

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:

Van Ant

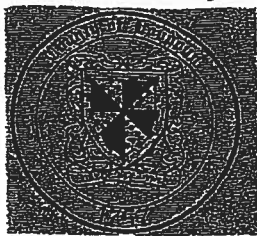
7/28/09

Application Fee: SPEX [SEC. 5-1504(c)]: \$10,805

RECEIVED
LAND DEVELOPMENT COUNTER

NOV 20 2009

LOUDOUN COUNTY
PLANNING & DEVELOPMENT



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0053 Jamie Hogan	SPEX
DATE OF CONFERENCE	Lighting at permitted Rec Est.	7/28/09 2:00pm

1. ISSUES RAISED BY THE APPLICANT

12 AC. SITE ON SYCOLIN ROAD SOUTH OF LEESBURG, EAST
OF AIRPORT. ADJACENT TO P. BOLEN PARK.

MEET W/ TOWN OF LEESBURG RE: AIRPORT, SYCOLIN ROAD.

PROPOSAL FOR LIGHTING OF BALL FIELDS MODIFICATION TO
SEC. 5-1504 • ZONING ORDINANCE STANDARDS. LIGHTING PROPOSED
ON 2-4 BALL FIELDS. POSSIBLE 60-70' HEIGHTS.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GEN'L PLAN - LIGHTING POLICIES APPLY. CONTROLLED,
DOWNWARD DIRECTED, SHIELDED. CHECK PLAY-TO-WIN
APPLICATION RE: LIGHTS. CONSIDER LIGHTING HEIGHT, HOURS
OF OPERATION. (MAYBE CODIFIED ORDINANCE).

AIRPORT EXPANSION WOULD IMPACT SYCOLIN RD. ALIGNMENT
ON THIS PROPERTY.

3. ZONING ISSUES DISCUSSED 1972 1993 ☒ Revised 1993 Zoning Ordinance

JLMA-20 ZONE. MODIFICATION PER S-1504. SITE
PLAN REQUIRED FOR USE. FOOT-CANDLE LIMIT TO BE REVIEWED.
PROVIDE LIGHTING STUDY TO JUSTIFY MODIFICATION.

4. TRANSPORTATION ISSUES DISCUSSED

SCOPE ACTIVITY / HOURS W/ LIGHTS ADDED.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

E.R.T. COMMENTS NOTE STEEP SLOPES + WETLANDS IN
VICINITY.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPEX PROCESS ~ 4-6 MONTHS W/ TWO PUBLIC HEARINGS
TO P.C. & BOS.

Conference Coordinator:

Van Ant

Date:

7/28/09

November 20, 2009

PROPOSED SCHEDULE OF COMMUNITY MEETINGS

Loudoun Youth Soccer Association, Inc. Special Exception

In advance of any public hearing for the proposed Special Exception Application, the Applicant will contact or meet with any associations or local landowners as needed.

RECEIVED
LAND DEVELOPMENT COUNTER

NOV 20 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

MCPI #192-36-5833
James Hogan, Jr. & D. Paul Schenk
19798 Sycolin Road
Leesburg, VA 20175

MCPI #191-16-9866
County of Loudoun
c/o County Administrator
1 Harrison St., S.E., 5th Floor
P.O. Box 7000
Leesburg, VA 20177-7000

MCPI #192-36-3510
Stephens-Ellis, LLC
c/o C. Stephens, Jr.
2214 Spencerville Rd.
Spencerville, MD 20868

MCPI #192-35-8845
Town of Leesburg
c/o Town Manager
P.O. Box 88
Leesburg, VA 20178-0088

MCPI #192-26-2887
Gabriel Arevalo
19874 Sycolin Road
Leesburg, VA 20175-4624

MCPI #192-26-6008
Ken McKeehan, Trustee
c/o Kenneth F. McKeehan
14379 Chalfont Drive
Haymarket, VA 20169-2629

MCPI #192-36-5833
James Hogan, Jr. & D. Paul Schenk
19798 Sycolin Road
Leesburg, VA 20175

MCPI #191-16-9866
County of Loudoun
c/o County Administrator
1 Harrison St., S.E., 5th Floor
P.O. Box 7000
Leesburg, VA 20177-7000

MCPI #192-36-3510
Stephens-Ellis, LLC
c/o C. Stephens, Jr.
2214 Spencerville Rd.
Spencerville, MD 20868

MCPI #192-35-8845
Town of Leesburg
c/o Town Manager
P.O. Box 88
Leesburg, VA 20178-0088

MCPI #192-26-2887
Gabriel Arevalo
19874 Sycolin Road
Leesburg, VA 20175-4624

MCPI #192-26-6008
Ken McKeehan, Trustee
c/o Kenneth F. McKeehan
14379 Chalfont Drive
Haymarket, VA 20169-2629

THIS FEE WAIVER WAS APPROVED ON CONSENT AGENDA

Date of Meeting: September 28, 2009

**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE**

ACTION ITEM

#2

SUBJECT: Fee Waiver Request, Loudoun Youth Soccer Association, Inc.

RECEIVED
LAND DEVELOPMENT COUNTER

ELECTION DISTRICT: Catoctin

NOV 20 2009

CRITICAL ACTION DATE: At the Pleasure of the Committee

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

RECOMMENDATIONS:

Staff: Staff finds the applicant and activity are both eligible under the County fee waiver policy.

BACKGROUND:

Loudoun Soccer is seeking a special exception install lights at a field on Sycolin Road near the Leesburg Airport. The proposal is to increase the permitted glare associated with field lights above the limit of 0.25 foot-candles set by the Zoning Ordinance in Section 5-1504. The associated fee is \$10,805. The applicant has applied for a reduction of the fee in the amount of \$10,345.00.

The fields are located on the east side of Sycolin Road in the JLMA-20 zoning district and immediately adjacent Phil Bolen Park. Outdoor rural recreation uses are permitted subject to site plan approval in the JLMA-20 district but modifications to the lighting standards requires the special exception.

Loudoun Soccer provides recreational soccer opportunities for youth between 12 and 18 years old. The lighted fields will help address a shortfall in available facilities by extending the hours of operation. The applicant indicates imposing the fee will hinder the ability to fulfill their mission.

ISSUES:

1. The purpose of application fees is to cover the County's costs of processing applications, in this case a Special Exception application. These costs include time spent by staff processing and reviewing the application, report preparation, costs associated with Planning Commission and Board of Supervisors public hearings and meetings, and any other costs that may be associated with the application. The \$10,805 fee is intended to recover all County expenses. The applicant will be responsible for mailing notices and posting the property.
2. The Board adopted guidelines for waiving application fees in July of 2000. Charitable and non-profit organizations that are eligible to receive donations from the County may be granted a waiver, if the requested facility serves the public, or the applicant can demonstrate hardship. Loudoun Soccer is a nonprofit organization providing recreational opportunities to County youth. The organization and the recreational activities are both eligible under the policy.

FISCAL IMPACT:

If the reduced fee is waived, in this case \$10,345 for processing a Special Exception application, the costs normally paid by the fee will be funded from local tax revenues.

ALTERNATIVES:

1. Waive the fee as requested
2. Do not waive the fee
3. Reduce the fee.

DRAFT MOTION (S):

- *1. I move that the Transportation and Land Use Committee approve the request to waive the \$10,805 fee for the Loudoun Youth Soccer Association Special Exception request.

Or

2. I move an alternate motion

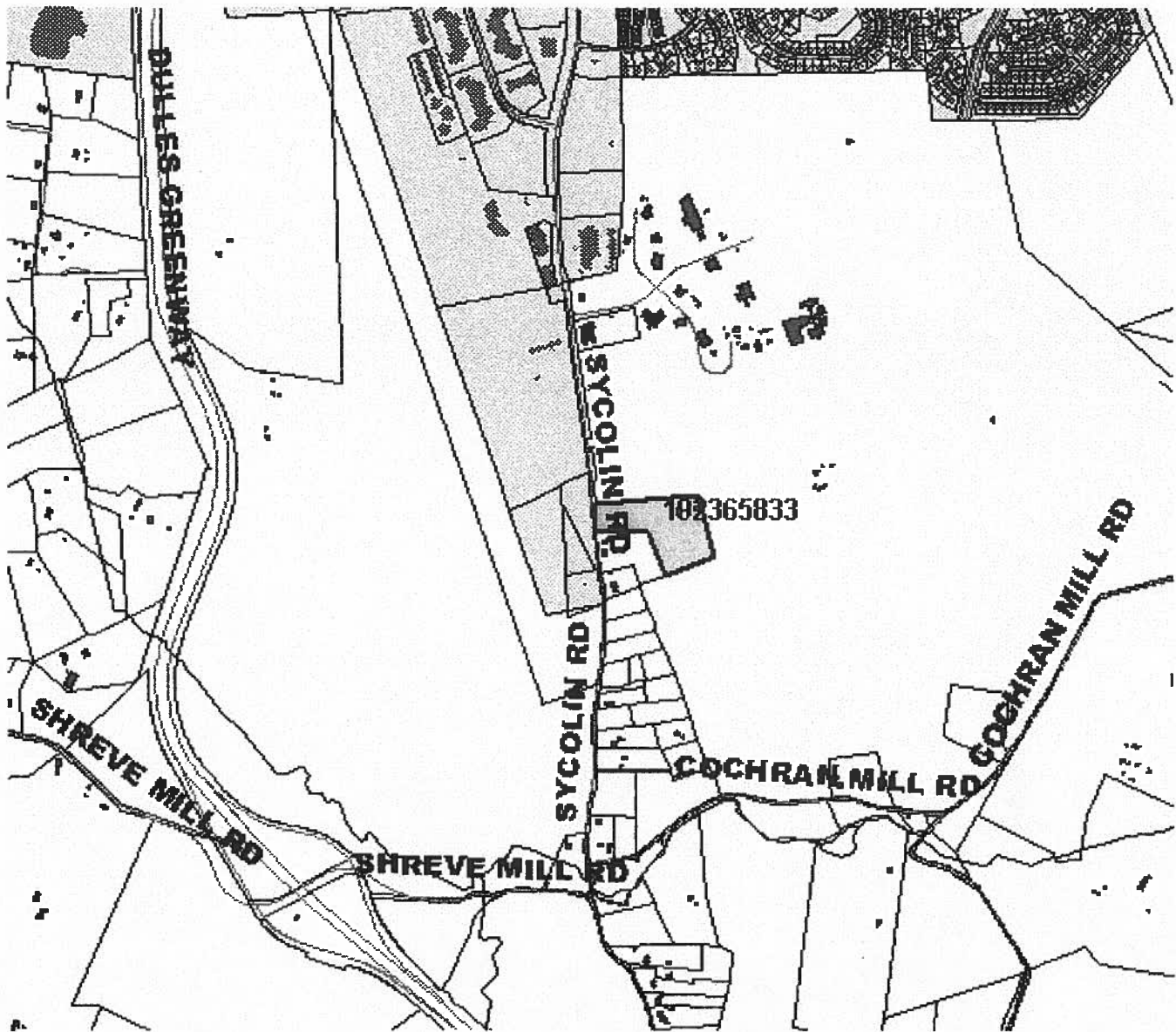
ATTACHMENTS:

1. Vicinity Map
2. Fee Waiver Application

STAFF CONTACT: John Merrithew, Department of Planning (x 0516)

* Draft motion number 1 is proposed for the Committee's consent agenda.

Vicinity Map



Receipt of Payment

Page 1 of 1

Receipt Number : 090014375
Transaction Number : A000000006377
Payment Method: CHECK
Check Number: 21182



Date: 2009-11-24
Amount: \$460.00
Check Escrow Flag: N
Check Writer: LOUDOUN YOUTH SOCC

Detail Information

460.00 SPEX-2009-0036 TOTAL FEE